

**DETERMINATION AND STATEMENT OF REASONS**  
SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	Wednesday, 27 June 2018
<b>PANEL MEMBERS</b>	Mary-Lynne Taylor (Chair), Lindsay Fletcher, Abigail Goldberg, Kathie Collins and Chris Quilkey
<b>APOLOGIES</b>	Paul Mitchell
<b>DECLARATIONS OF INTEREST</b>	Mary-Lynne Taylor has worked with Calibre Consulting in the past, but has not discussed this application with them nor had any involvement with the applicant.

Public meeting held at Blacktown City Council on 27 June 2018, opened at 11:45 am and closed at 2:35 pm.

**MATTER DETERMINED**

2018SWC001 – Blacktown City Council – SPP-17-00046 AT Richmond Road, Marsden Park (Lots 7-9 in DP 1078187) (AS DESCRIBED IN SCHEDULE 1)

**PANEL CONSIDERATION AND DECISION**

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.



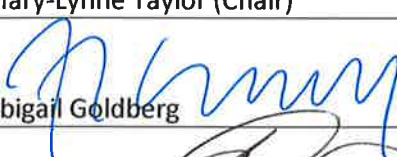


**REASONS FOR THE DECISION**

The reasons for the decision of the Panel were:

1. The proposed development will add to the supply and choice of housing within the Central City district and Blacktown City local government area in a suitable location.
2. The proposed development adequately satisfies the standards and objectives of the relevant State Environmental Planning Policies.
3. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments, including amenity of adjacent and nearby residential premises or the operation of the local road system.
4. In consideration of conclusions 1-3 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

**CONDITIONS**

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS	
 Mary-Lynne Taylor (Chair)	 Lindsay Fletcher
 Abigail Goldberg	 Kathie Collins OAM
 Chris Quilkey	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SWC001 – Blacktown City Council – SPP-17-00046
2	PROPOSED DEVELOPMENT	Torrens Title subdivision to create 1,842 lots and 1 residue lot, ancillary subdivision works, roads and landscaping
3	STREET ADDRESS	Richmond Road, Marsden Park (Lots 7-9 in DP 1078187)
4	APPLICANT/OWNER	Calibre Group on behalf of Winten Woorong Park Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million and lodged before 1 March 2018
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (Sydney Region Growth Centres) 2006</li> <li>○ State Environmental Planning Policy No 55 – Remediation of Land</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River</li> <li>○ State Environmental Planning Policy (State and Regional Development) 2011</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Blacktown City Council Growth Centre Precincts Development Control Plan 2018</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>• Coastal zone management plan: Nil</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council assessment report: 13 June 2018</li> <li>• Written submissions during public exhibition: none</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ On behalf of the applicant – Bill Sarkis, Peter Lee and Chris Mudie</li> </ul> </li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Final briefing meeting to discuss council's recommendation, 27 June 2018, 11:45 am. Attendees: <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Mary-Lynne Taylor (Chair), Lindsay Fletcher, Abigail Goldberg, Kathie Collins and Chris Quilkey</li> <li>○ <u>Council assessment staff</u>: Judy Portelli, Luma Araim, Holly Palmer, David Yee, Jen Rodger and Shakeeb Mustaq</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report